

159.0

0011

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel  
808,600 / 808,600

USE VALUE:

808,600 / 808,600

ASSESSED:

808,600 / 808,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
165		RENFREW ST, ARLINGTON

**OWNERSHIP**

Owner 1:	CHESLOFF JONDAVID	Unit #:	
Owner 2:	CHESLOFF LORI		
Owner 3:			

Street 1: 165 RENFREW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

**PREVIOUS OWNER**

Owner 1:	MCAULIFFE PATRICK M/ETAL -
Owner 2:	MCAULIFFE STEPHANIE C -

Street 1: 165 RENFREW ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Clapboard Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	388,600		420,000	808,600		106174
Total Card	0.138	388,600		420,000	808,600	Entered Lot Size	GIS Ref
Total Parcel	0.138	388,600		420,000	808,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	345.56	/Parcel: 345.5	Land Unit Type:	Insp Date
							05/24/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2020	101	FV	388,600	0	6,000.	420,000	808,600	808,600	Year End Roll	12/18/2019	159.0-0011-0007.0
2019	101	FV	290,900	0	6,000.	420,000	710,900	710,900	Year End Roll	1/3/2019	
2018	101	FV	280,400	0	6,000.	354,000	634,400	634,400	Year End Roll	12/20/2017	
2017	101	FV	280,400	0	6,000.	324,000	604,400	604,400	Year End Roll	1/3/2017	
2016	101	FV	280,400	0	6,000.	276,000	556,400	556,400	Year End	1/4/2016	
2015	101	FV	206,700	0	6,000.	240,000	446,700	446,700	Year End Roll	12/11/2014	
2014	101	FV	206,700	0	6,000.	222,000	428,700	428,700	Year End Roll	12/16/2013	
2013	101	FV	206,700	0	6,000.	211,200	417,900	417,900		12/13/2012	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MCAULIFFE PATRI	38812-145		4/15/2003		431,000	No	No			
COATES PAUL	29516-67		12/14/1998		216,000	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	185	Redo Bas	10,000					
7/24/2014	897	Heat App	10,000					
6/19/2014	693	Renovate	100,000					
4/1/2009	192	Re-Roof	3,000					
6/15/2004	507	New Wind	10,500	C				18 REPL WNDWS
5/19/2000	363	Wood Dec	2,500	C				12X18 REAR DECK

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
7/28/2014	Info Fm Prmt	PC	PHIL C
10/16/2008	Meas/Inspect	355	PATRIOT
6/30/2003	MLS	MM	Mary M
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>							
Type:	6 - Colonial		Full Bath:	2	Rating:	Very Good													
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:														
(Liv) Units:	1	Total: 1	3/4 Bath:	1	Rating:	Very Good													
Foundation:	1 - Concrete		A 3QBth:		Rating:														
Frame:	1 - Wood		1/2 Bath:		Rating:														
Prime Wall:	2 - Clapboard		A HBth:		Rating:														
Sec Wall:		%	OthrFix:		Rating:														
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good													
Color:	GRAY		A Kits:		Rating:														
View / Desir:			Fpl:		Rating:														
<b>GENERAL INFORMATION</b>						WSFlue:		Rating:											
Grade:	C - Average		<b>CONDOS INFORMATION</b>																
Year Blt:	1947	Eff Yr Blt:	Location:		Total Units:		1st Res Grid	Desc:	Line 1	# Units:	1								
Alt LUC:		Alt %:	Floor:		Level	FY LR DR D K FR RR BR FB HB L O													
Jurisdct:	G16	Fact:	% Own:		Other														
Const Mod:			Name:		Upper														
Lump Sum Adj:			<b>DEPRECIATION</b>						Lvl 2										
<b>INTERIOR INFORMATION</b>						Phys Cond:	GD - Good	18.	%	No Unit	RMS	BRS	FL						
Avg Ht/FL:	STD		Functional:			Interior:			1	8	4	M							
Prim Int Wall:	2 - Plaster		Economic:			Additions:													
Sec Int Wall:		%	Special:			Kitchen:													
Partition:	T - Typical		Override:			Baths:													
Prim Floors:	3 - Hardwood		Total:	18.6	%	Plumbing:													
Sec Floors:		%	<b>CALC SUMMARY</b>						Electric:										
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:	125.00		Heating:													
Subfloor:			Size Adj.:	1.14047074		General:													
Bsmnt Gar:			Const Adj.:	0.99989998															
Electric:	3 - Typical		Adj \$ / SQ:	142.545															
Insulation:	2 - Typical		Other Features:	108821															
Int vs Ext:	S		Grade Factor:	1.00															
Heat Fuel:	2 - Gas		NBHD Inf:	1.00000000															
Heat Type:	3 - Forced H/W		NBHD Mod:																
# Heat Sys:	1		LUC Factor:	1.00															
% Heated:	100	% AC:	Adj Total:	477378															
Solar HW:	NO	Central Vac:	Depreciation:	88792															
% Com Wall:		% Sprinkled:	Deprecated Total:	388585															
<b>MOBILE HOME</b>						WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:	Serial #:		Year:		Color:												
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b>						159.0-0011-0007.0							
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N Total Yard Items: Total Special Features: Total:																			